

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/4 John Avenue, 1100' SE * ZONING COMMISSIONER
of the c/l of Knecht Avenue (4424 John Avenue) * OF BALTIMORE COUNTY
all Election District 13th Councilmanic District * Case No. 91-141-A
John H. Friese *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit two side yard setbacks of 8 feet and 12 feet, and a rear yard setback of 18 feet, all in lieu of the minimum required 30 feet, for a proposed one-story warehouse addition in accordance with Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by Herbert Thaler, Jr., Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 4424 John Avenue, consists of 56,765 sq.ft. zoned M.L.-I.M. and is improved with a one story warehouse building as depicted on Petitioner's Exhibit 1. Petitioner testified that he is in the munitions distribution and manufacturing business. Mr. Friese testified that as a result of increased production, the original building was expanded in 1988 to accommodate the additional warehousing and shipping space was required. Petitioner testified the subject addition was constructed without proper permits in the area depicted as "Proposed 1 Story Warehouse Addition" on Petitioner's Exhibit 1. Testimony indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding uses as the subject addition is bordered on the south, west, and north sides by industrial/commercial uses.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of December, 1990 that the Petition for Zoning Variance to permit two side yard setbacks of 8 feet and 12 feet, and a rear yard setback of 18 feet, all in lieu of the required minimum of 30 feet, for a proposed (existing) addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall submit a landscaping plan for approval by the Deputy Director of Planning by no later than May 1, 1991. A copy of the approved plan shall be submitted to this office prior to January 1, 1992. The approved planting shall be installed by no later than January 1, 1992.

3) Compliance with all Zoning Plans Advisory Committee comments submitted, including, but not limited to, the Deputy Director of Planning comments dated October 24, 1990, the Fire Department comments dated September 19, 1990, and the Department of Permits and Licenses comments dated September 13, 1990. Compliance with all requirements set forth in the comments referenced above must be attained by no later than May 1, 1991.

4) Petitioner shall submit written documentation from the Department of Permits and Licenses that the subject building meets all Building Code requirements prior to May 1, 1991.

5) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

111 West Chesapeake Avenue
Towson, MD 21204

December 14, 1990

887-3353

Herbert Thaler, Jr., Esquire
343 N. Charles Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
NW/4 John Avenue, 1100' SE of the c/l of Knecht Avenue
(4424 John Avenue)
13th Election District - 1st Councilmanic District
John H. Friese - Petitioner
Case No. 91-141-A

Dear Mr. Thaler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.2) to permit two side yard setbacks of 8 ft. and 12 ft. and a rear yard setback of 18 ft., all in lieu of the minimum 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
DUE TO AN INCREASE IN TOTAL PRODUCTION ADDITIONAL WAREHOUSING AND SHIPPING FACILITY WAS REQUIRED. THE FRONT OF THE BUILDING IS ORIENTED TO THE EXISTING OFFICE, AND THE REAR PORTION OF THE MANUFACTURING AREA WAS THE LOGICAL AREA FOR ADDITIONAL WAREHOUSE SPACE.

THE PARCEL IS ZONED "ML-1M", AND BOTH SIDES AND REAR AREA IS ALSO ZONED "ML-1M". THE SITE IS TOO SMALL FOR THE REQUIRED SPACE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)

Legal Owner(s):

J. H. Friese JOHN H. FRIESE
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

P.O. BOX # 262 (201) 933-3004
Address Phone No.

(Type or Print Name)

CAPE MAY, NEW JERSEY 08212
City and State

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

HARVEY SILBERMANN, P.E.
Name BALTIMORE, MARYLAND 21234

City and State

3527 EAST JOPPA ROAD 661-5888
Address Phone No.

Attorney's Telephone No.:

539-6664

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day

of 1990, that the subject matter of this petition be advertised as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 21 day of Nov., 1990, at 2 o'clock

P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

SILBERMANN & ASSOCIATES, INC.

Engineers • Planners • Surveyors

3527 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

(201) 661-5888
FAX NO. 661-0728

JULY 25, 1990

DESCRIPTION OF A PARCEL OF LAND ON THE NORTHWESTERN SIDE OF JOHN AVENUE, KNOWN AS # 4424 JOHN AVENUE IN THE 13TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME ON THE NORTHWEST SIDE OF JOHN AVENUE, A PRIVATE UNIMPROVED ROAD THIRTY FEET WIDE, AT A POINT 1,100 FEET SOUTHWESTERLY FROM THE CENTERLINE OF KNECHT AVENUE; THENCE, LEAVING THE NORTHWEST SIDE OF JOHN AVENUE, AND RUNNING AND BINDING ALONG THE COMMON PROPERTY LINE OF THE PROPERTY OF JOHN H. FRIESE, THE PROPERTY NOW BEING DESCRIBED AND THE PROPERTY OF HENRY WASILEVICH AND CORNELIA WASILEVICH, HIS WIFE, AS DESCRIBED IN A DEED FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 3658 FOLIO 532;

1. NORTH 44° 00' WEST 314.40 FEET;
TO THE SOUTHEAST CORNER OF ANOTHER PARCEL OF LAND OWNED BY THE SAID HENRY WASILEVICH AND CORNELIA WASILEVICH, HIS WIFE AS RECORDED IN LIBER 3731 FOLIO 601 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND;

THENCE, RUNNING AND BINDING ALONG THE SOUTHEASTERN SIDE OF THE LAST MENTIONED PARCEL FOR 40.00 FEET, AND CONTINUING IN A STRAIGHT LINE BINDING ALONG THE SOUTHEASTERN LINE OF A PARCEL OWNED BY CHARLES CULLON AND DOROTHY CULLON, HIS WIFE DESCRIBED IN A DEED FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 5651 FOLIO 87; IN ALL;

2. SOUTH 46° 00' WEST 80.00 FEET;
TO INTERSECT THE NORTHEAST SIDE OF THE PROPERTY OF WILLIAM H. BOHLMANN AND ANNA BOHLMANN, HIS WIFE, AS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 4912 FOLIO 550;

THENCE, RUNNING AND BINDING ON PART OF THE SAID NORTHEAST LINE OF THE BOHLMANN PROPERTY;

3. SOUTH 44° 00' WEST 30.00 FEET;

JULY 25, 1990

-2- DESCRIPTION - 4424 JOHN AVENUE
BALTIMORE COUNTY, MARYLAND

SILBERMANN & ASSOCIATES, INC.

Engineers • Planners • Surveyors

DESCRIPTION OF A PARCEL OF LAND ON THE NORTHWESTERN SIDE OF JOHN AVENUE, KNOWN AS # 4424 JOHN AVENUE IN THE 13TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

TO THE SOUTHEAST CORNER OF THE SAID BOHLMANN PROPERTY; THENCE, RUNNING AND BINDING ALONG THE SOUTHERN LINE OF THE SAID LAST MENTIONED PARCEL;

4. SOUTH 44° 00' WEST 105.18 FEET;

TO THE NORTHWEST CORNER OF THE JOHN H. FRIESE PROPERTY NOW BEING DESCRIBED, AT THE INTERSECTION WITH THE NORTHEASTERN SIDE OF THE PROPERTY OWNED BY THE GREENHILL PARTNERSHIP; AS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 6862, FOLIO 19;

THENCE, RUNNING AND BINDING ALONG A PART OF THE SAID NORTHEASTERN SIDE OF THE LAST MENTIONED PROPERTY;

5. SOUTH 44° 00' EAST 288.91 FEET;

TO THE NORTHWEST SIDE OF JOHN AVENUE; THENCE, RUNNING AND BINDING ALONG THE SAID NORTHWEST SIDE OF JOHN AVENUE;

6. NORTH 44° 35' EAST 185.17 FEET;

TO THE PLACE OF BEGINNING.

BEING THE PARCEL OF LAND DESCRIBED IN A DEED FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 8106 FOLIO 572.
CONTAINING 56,765 SQUARE FEET, OR 1.3031 ACRES OF LAND, MORE OR LESS.

HARVEY SILBERMANN, P.E.
PROFESSIONAL ENGINEER
MARYLAND P.E. # 4240

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: October 15, 1990

Posted for: Variance

Petitioner: John H. Friese

Location of property: NW/4 of John Avenue, 1100' SE of c/l of Knecht Avenue

Location of Sign: In front of 4424 John Avenue

Remarks: S.D. Friese

Posted by: S.D. Friese Date of return: November 3, 1990

Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001 6130

Number

receipt
No 3281

Date

8/27/90

H9100089

PUBLIC HEARING FEES

QTY PRICE

20 - ZONING VARIANCE (OTHER)

1 X \$175.00

LAST NAME OF OWNER: FRIESE

TOTAL: \$175.00

Cashier Validation:

Please make checks payable to:

0440490631CHRD
BA COLL:24108-27-90
Baltimore County

\$175.00

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Zoning Variance
Case number: 91-141-A
M/S of John Avenue, 1100' SE of of Knecht Avenue
4424 John Avenue
13th Election District
1st Councilmanic District
Hearing: Wednesday, November 21, 1990 at 2:00 p.m.
Variances: to permit two side yard setbacks of 8 ft. and 12 ft. and a rear yard setback of 18 ft., all in lieu of the minimum 30 ft.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
AUG10/90 Oct. 25

THIS IS TO CERTIFY, that the annexed advertisement was published in the ARBUTUS TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10-24-1990

ARBUTUS TIMES

Publisher

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Zoning Variance
Case number: 91-141-A
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County
AUG10/90 Oct. 25

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10-24-1990

THE JEFFERSONIAN,

Publisher

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150

Number

No 3945

Date

11/21/90

M9100446

PUBLIC HEARING FEES

QTY

PRICE

060 -POSTING SIGNS / ADVERTISING 1 X \$73.88

TOTAL: \$73.88

LAST NAME OF OWNER: FRIESE

04A04H0008HICHR

BA C002452PH11-21-90

\$73.88

Please make checks payable to: Baltimore County NEXT BUSINESS DAY

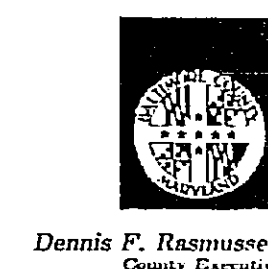
Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

DATE 11-16-90

John H. Friese
P. O. Box 262
Cape May, New Jersey 08212

Re:

Petition for Zoning Variance
CASE NUMBER: 91-141-A
M/S of John Avenue, 1100' SE of of Knecht Avenue
4424 John Avenue
13th Election District - 1st Councilmanic
Petitioner(s): John H. Friese
HEARING: WEDNESDAY, NOVEMBER 21, 1990 at 2:00 p.m.



Dennis F. Rasmussen
County Executive

Dear Petitioners:

Please be advised that \$ 73.88 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE DUES SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$59.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs
cc: Herbert Thaler, Jr., Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

October 10, 1990

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-141-A
M/S of John Avenue, 1100' SE of of Knecht Avenue
4424 John Avenue
13th Election District - 1st Councilmanic
Petitioner(s): John H. Friese
HEARING: WEDNESDAY, NOVEMBER 21, 1990 at 2:00 p.m.

Variance: To permit two side yard setbacks of 8 ft. and 12 ft. and a rear yard setback of 18 ft., all in lieu of the minimum 30 ft.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF BALTIMORE COUNTY

cc: John H. Friese
Harvey Silbermann, P.E.
Herbert Thaler, Jr., Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

November 9, 1990



Dennis F. Rasmussen
County Executive

Herbert Thaler, Esquire
343 North Charles Street
Baltimore, MD 21202

RE: Item No. 83, Case No. 91-141-A
Petitioner: John H. Friese
Petition for Zoning Variance

Dear Mr. Thaler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. John H. Friese
P.O. Box 262
Cape May, NJ 08212

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 19th day of September, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: J. H. Friese

Petitioner's Attorney: Herbert Thaler

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: October 24, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: J.H. Friese, Item No. 83

The Petitioner requests a Variance to permit two side yard setbacks of 8 ft. and 12 ft. and rear yard setback of 18 ft.; all in lieu of the minimum 30 ft.

Should the Petitioner's request be granted, staff recommends the following conditions:

- The extent of paving should be clarified on the approved plan.
- Access to the warehouse addition should be delineated on the plan.
- The Petitioner shall submit a landscape plan to the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits. Said plan should include additional landscaping along the eastern and northern property line.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM83/ZAC1

Rec
10/25/90

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

SEPTEMBER 19, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOHN H. FRIESE
Location: #4424 JOHN AVENUE
Item No.: 83 Zoning Agenda: SEPTEMBER 18, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

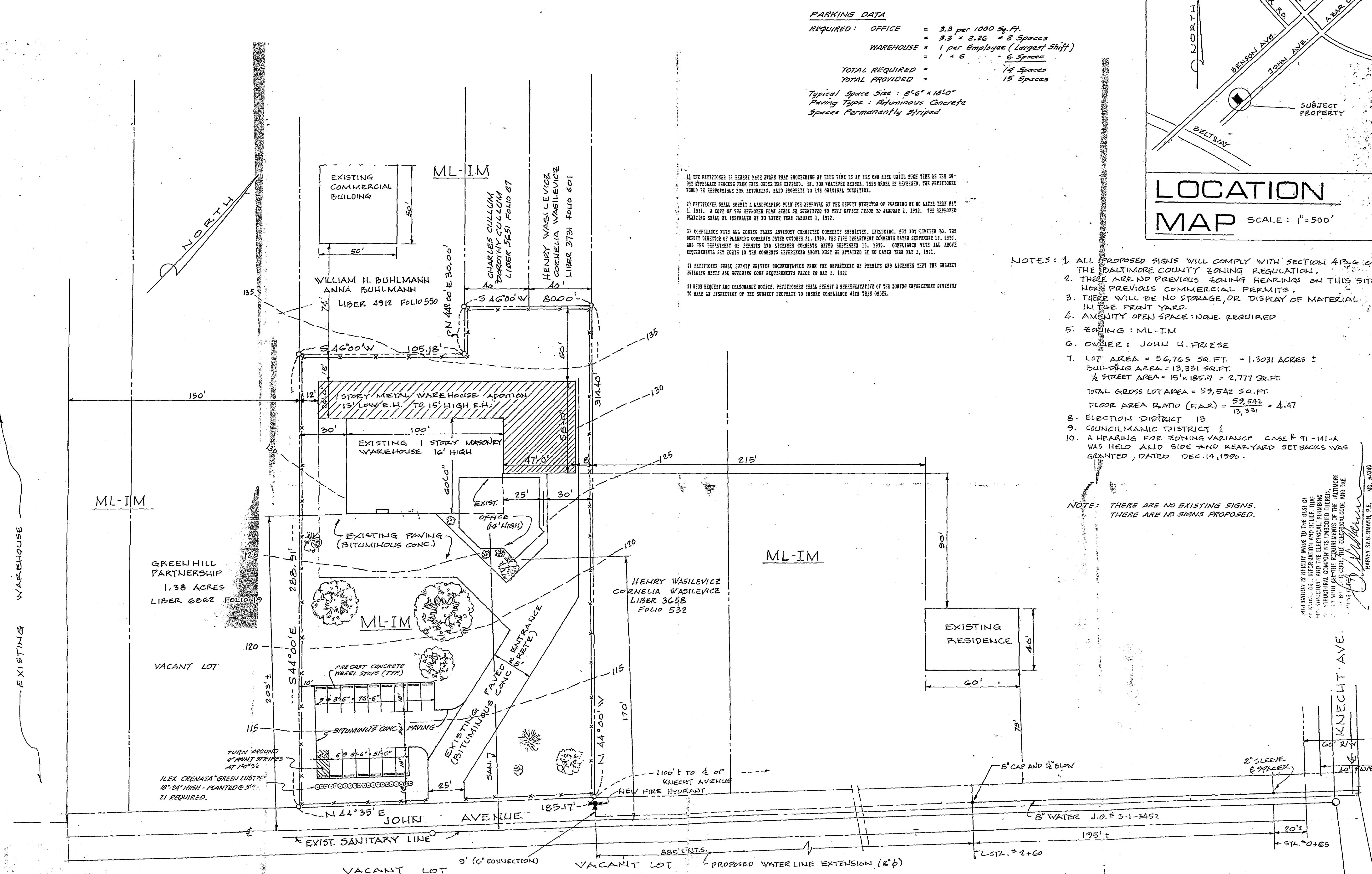
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 25

REVIEWER: Capt. Joseph Kelly, 11/2/90 Noted and Approved: W.F. Brady, Jr., 11/2/90
Planning Group Fire Prevention Bureau
Special Inspection Division

JF/FEK

RECEIVED 9/21/90

91-141-A



SITE PLAN
SCALE: 1" = 30'

PARKING DATA

REQUIRED: OFFICE	= 3.3 per 1000 Sq. Ft.
WAREHOUSE	= 3.3 x 2.26 = 8 Spaces
	= 1 per Employee (Largest Shift)
	= 1 x 6 = 6 Spaces
TOTAL REQUIRED	14 Spaces
TOTAL PROVIDED	15 Spaces

Typical Space Size: 8'-6" x 18'-0"
Paving Type: Bituminous Concrete
Spaces Permanently Striped

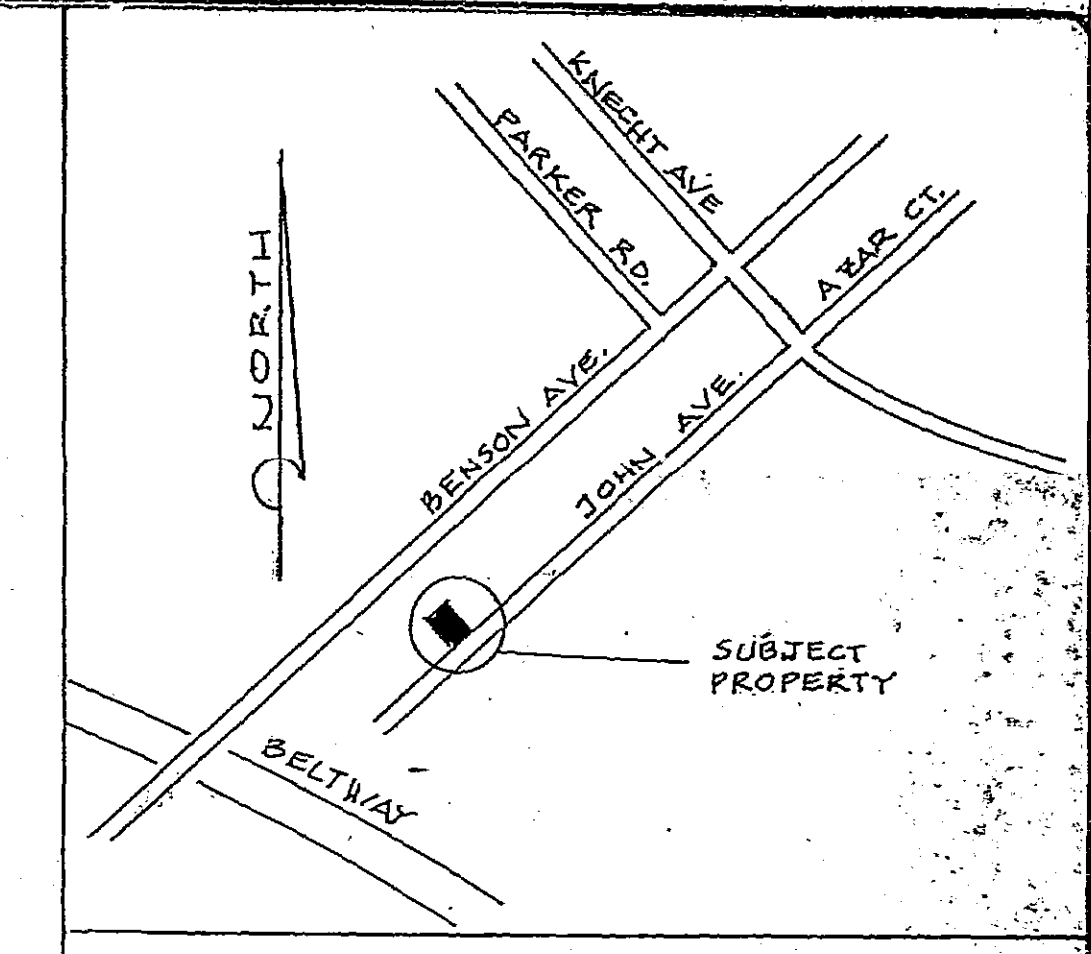
1) THE PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT HIS OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPEAL PERIOD FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER SHALL BE RESPONSIBLE FOR DEFENDING, AND PROSECUTING TO ITS CONCLUSION, CHARGE.

2) PETITIONER SHALL OBTAIN A LANDSCAPING PLAN FOR APPROVAL BY THE DEPUTY DIRECTOR OF PLANNING BY NO LATER THAN MAY 1, 1991. A COPY OF THE PROPOSED PLAN SHALL BE SUBMITTED TO THIS OFFICE PRIOR TO JANUARY 1, 1991. THE APPROVED PLANTINGS SHALL BE INSTALLED BY NO LATER THAN JANUARY 1, 1991.

3) COMPLIANCE WITH ALL ZONING PLANS AND/OR COMMITTEE COMMENTS SUBMITTED, INCLUDING, BUT NOT LIMITED TO, THE DEPUTY DIRECTOR OF PLANNING COMMENTS DATED OCTOBER 24, 1990, THE FIRE DEPARTMENT COMMENTS DATED SEPTEMBER 19, 1990, AND THE DEPARTMENT OF PERMITS AND LICENSES COMMENTS DATED SEPTEMBER 11, 1990. COMPLIANCE WITH ALL ABOVE REQUIREMENTS SEE FORM 11 OF THE COMMENTS SUBMITTED ABOVE MUST BE OBTAINED BY NO LATER THAN MAY 1, 1991.

4) PETITIONER SHALL OBTAIN WRITTEN DOCUMENTATION FROM THE DEPARTMENT OF PERMITS AND LICENSES THAT THE SUBJECT BUILDING MEETS ALL BUILDING CODE REQUIREMENTS PRIOR TO MAY 1, 1991.

5) UPON REQUEST AND REASONABLE NOTICE, PETITIONERS SHALL PERMIT A REPRESENTATIVE OF THE ZONING ENFORCEMENT DIVISION TO MAKE AN INSPECTION OF THE SUBJECT PROPERTY TO INSURE COMPLIANCE WITH THIS ORDER.



LOCATION MAP
SCALE: 1" = 500'

- NOTES:**
1. ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 410.6 OF THE BALTIMORE COUNTY ZONING REGULATION.
 2. THERE ARE NO PREVIOUS ZONING HEARINGS ON THIS SITE, NOR PREVIOUS COMMERCIAL PERMITS.
 3. THERE WILL BE NO STORAGE OR DISPLAY OF MATERIAL IN THE FRONT YARD.
 4. AMENITY OPEN SPACE: NONE REQUIRED
 5. ZONING: ML-IM
 6. OWNER: JOHN H. FRIESE
 7. LOT AREA = 56,765 SQ. FT. = 1.3031 ACRES ±
BUILDING AREA = 13,331 SQ. FT.
1/4 STREET AREA = 15' x 185.7' = 2,777 SQ. FT.
TOTAL GROSS LOT AREA = 59,542 SQ. FT.
FLOOR AREA RATIO (FAR) = $\frac{13,331}{13,331} = 1.0$
 8. ELECTION DISTRICT 13
 9. COUNCILMANIC DISTRICT 1
 10. A HEARING FOR ZONING VARIANCE CASE # 91-141-A WAS HELD AND SIDE AND REAR-YARD SETBACKS WAS GRANTED, DATED DEC. 14, 1990.

NOTE: THERE ARE NO EXISTING SIGNS.
THERE ARE NO SIGNS PROPOSED.

INFORMATION IS HEREBY MADE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF THAT THE INFORMATION AND PLANS HEREIN WERE PREPARED BY HIM OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A duly Licensed Professional Engineer in the State of Maryland.

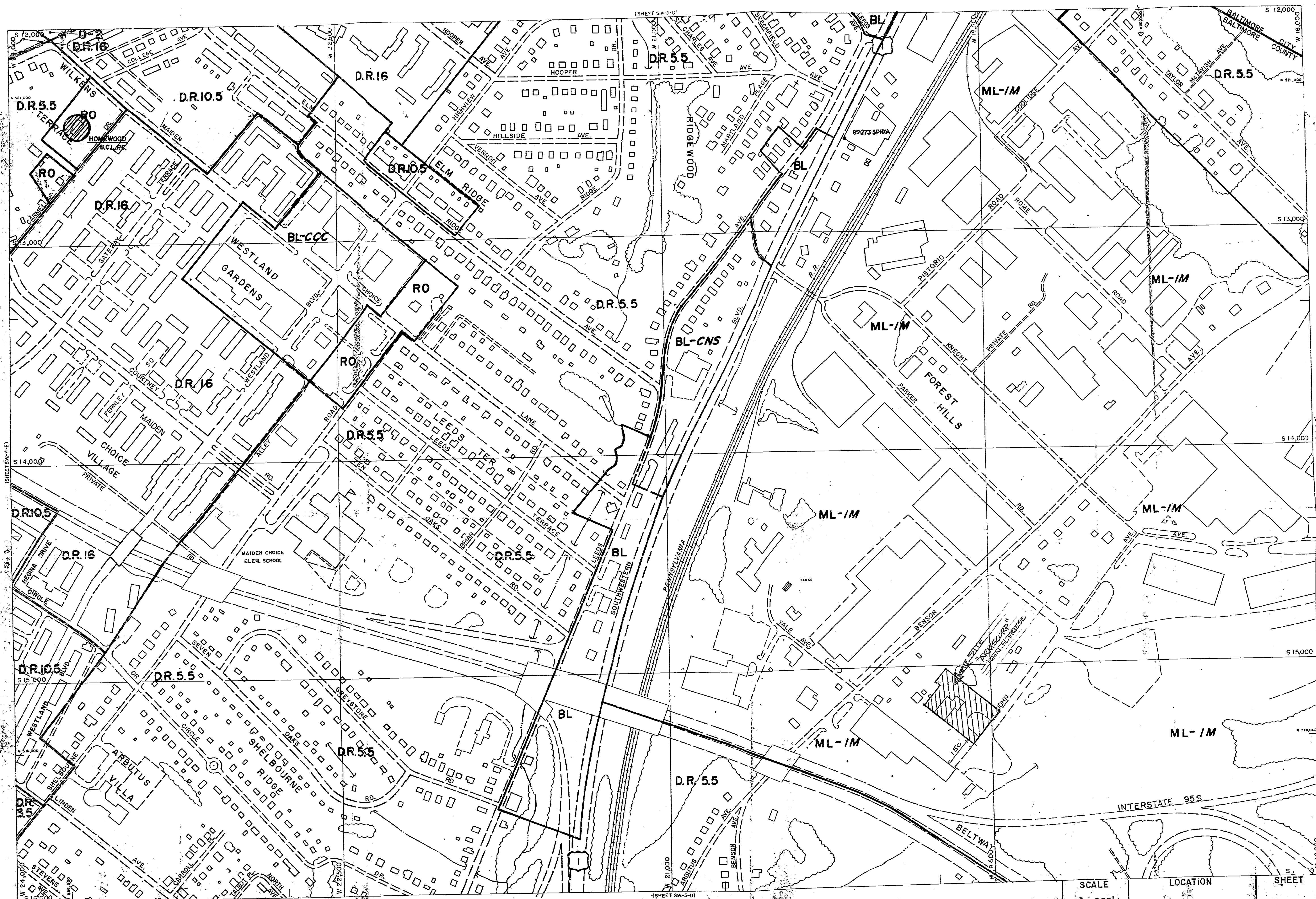
SILBERMAN and ASSOCIATES
Engineers • Surveyors
3527 East Joppa Road
Baltimore, Maryland 21234
ph. 301-661-5888

SITE PLAN - ARMSCORP OF AMERICA - 4424 JOHN AVENUE
BALTIMORE COUNTY, MARYLAND 21227
OWNER: JOHN H. FRIESE

PROJECT: SITE PLAN - 4424 JOHN AVENUE
DATE: DEC. 17, 1991
SCALE: 1" = 30'
DWG. BY: H. SILBERMAN

FILE NUMBER	911217
REVISIONS	
1	
2	
3	
4	

SHEET 1 OF 1
DRAWING
911217
ARMCO-SITE PLAN



1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
 Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION ARBUTUS COWDENTOWN	SHEET S.W. 4-D
DATE OF PHOTOGRAPHY JANUARY 1986	#83	

91-141-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210